

\$7,200,000 - 31 Ridgeview, Irvine

MLS® #OC25063534

\$7,200,000

4 Bedroom, 5.00 Bathroom, 4,074 sqft

Residential on 0 Acres

La Cima (LACM), Irvine,

Discover the crown jewel of Turtle Ridge—an exquisite single-story La Cima residence perched on a private, elevated cul-de-sac on a single loaded street at one of the highest points in this prestigious guard-gated community. As one of only three La Cima single-story homes in this premier location, this magnificent 4,100 square foot estate commands breathtaking panoramic views of mountains and sparkling city lights as far as the eye can see. Step through the romantic breezeway and welcoming courtyard into a thoughtfully designed open floor plan featuring soaring vaulted ceilings and an abundance of natural light. The front foyer showcases a breathtaking \$85,000 chandelier that exemplifies the level of luxury throughout. This architectural masterpiece offers four ensuite bedrooms, four-and-a-half bathrooms, a formal dining area, versatile bonus room, generous guest casita, and a meticulously designed three-car garage with custom honeycomb lighting for the automotive connoisseur. The professional-grade kitchen features a massive granite island, walk-in pantry, and premium Viking appliances that will satisfy the most discerning chef. Throughout the residence, you'll find custom built-ins, designer finishes, hand-selected stone accents, and elegant crown molding. Step outside to your own private resort oasis with salt water pool and spa, three inviting fireplaces, and a luxurious entertainment cabana. The outdoor kitchen is equipped with Viking grills, refrigerator,



kegerator, and ample counter space, while multiple covered lounging areas, flat-screen TVs, and a swim-up bar create the ideal setting for entertaining. The primary suite provides a tranquil sanctuary with an extraordinary walk-in closet featuring custom organization systems. Additional premium amenities include a multi-camera security system, multi-zone audio, whole-house water filtration, and designer finishes throughout. Situated in the highly desirable Summit at Turtle Ridge near award-winning Vista Verde Elementary, TVT, and University High School, this exceptional property offers the perfect blend of luxury, privacy, and convenience in one of Irvine's most coveted neighborhoods. Conveniently located near the 405 and 73 freeways, you'll enjoy quick access to California's most renowned beaches, world-class shopping destinations, and exquisite restaurants. Homes of this caliber rarely become available in this unrivaled locale—an opportunity not to be missed.

Built in 2006

Essential Information

MLS® #	OC25063534
Price	\$7,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,074
Acres	0.29
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joele Romeo
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	31 Ridgeview
Area	TRG - Turtle Ridge
Subdivision	La Cima (LACM)
City	Irvine
County	Orange
Zip Code	92603

Amenities

Amenities	Clubhouse, Dog Park, Maintenance Grounds, Meeting Room, Outdoor Cooking Area, Barbecue, Pool, Sauna, Spa/Hot Tub, Guard, Management, Playground, Security
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	3
Parking	Driveway, Garage Faces Front, Garage, Direct Access
# of Garages	3
Garages	Driveway, Garage Faces Front, Garage, Direct Access
View	City Lights, Mountain(s), Panoramic
Has Pool	Yes
Pool	Community, Association, Private
Security	Gated with Attendant, 24 Hour Security

Exterior

Exterior Features	Awning(s)
Lot Description	Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinkler System, Yard, Bluff, Cul-De-Sac, Near Park, Sprinklers On Side, Walkstreet
Windows	Blinds, Atrium, Custom Covering(s), Shutters
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite, Breakfast Area, Built-in Features, Cathedral Ceiling(s), French Door(s)/Atrium Door(s), In-Law Floorplan, Quartz Counters, Storage, Walk-In Pantry, Wired for Sound
Appliances	Built-In Range, Dishwasher, Freezer, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Water Heater, Barbecue, Double Oven, Self Cleaning Oven, SixBurnerStove

Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Irvine Unified
Elementary	Vista Verde
Middle	Vista Verde

Additional Information

Date Listed	March 14th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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